



37 Surrey Road, Seaford, BN25 2NP

ROWLAND
GORRINGE

37 Surrey Road Seaford BN25 2NP

£425,000

A well presented 3 bedroom detached bungalow on a level good sized plot, ideally situated a short walk away from Seaford town centre and Seafront.

This beautiful bungalow offers the perfect blend of comfort, style and convenience with internal accommodation comprising; Welcoming entrance porch with wood flooring stretching throughout the property. South facing, full width living/dining room to the rear equipped with double french doors providing access to the sunny rear garden. A well-appointed kitchen featuring a range of wood-effect wall and base units. A variety of integrated appliances such as, hob, electric oven, double sink, combination tap, drainer unit with further space for ample appliances. The family bathroom is well proportioned and complete with panel bath, overhead shower, wc, heated towel rail and hand wash basin. There is a further separate wc.

There are three bedrooms, all generous in size with bedroom one and two equipped with built in wardrobes.

The attractive south facing rear garden is laid out with nice lawn space and two patio areas to enjoy the sunshine at different times throughout the day.

Further benefits include garage, ample off road parking and a lean-to passage way along the side of the property which makes for a great a storage space.

Surrey Road is a highly sought after area of Seaford. The uncommercialised and extremely popular promenade and beach are within minutes walk. There are junior, secondary and sixth form schools close by and the town centre with all its amenities and railway station are also within a reasonable level walk.

Seaford is surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.



- No Onward Chain
- Sought After Location
- Three Bedrooms
- Close to Seaford Town
- Ample Off Road Parking
- South Facing Garden
- Detached Bungalow
- Close to Seaford Seafront
- Garage



Kitchen	3.25 x 2.34 (10'7" x 7'8")
Living/Dining Room	6.50 x 3.30 (21'3" x 10'9")
Bathroom	2.34 x 1.63 (7'8" x 5'4")
WC	2.34 x 0.89 (7'8" x 2'11")
Bedroom 1	3.99 x 3.10 (13'1" x 10'2")
Bedroom 2	4.13 x 3.28 (13'6" x 10'9")
Bedroom 3	3.10 x 2.72 (10'2" x 8'11")
Garage	5.11 x 2.49 (16'9" x 8'2")
Lean-To	3.25 x 0.89 (10'7" x 2'11")
EPC - D	
Council Tax - D	





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Approximate Gross Internal Floor Area = 78.26 sq m / 842 sq ft

Garage Area = 12.70 sq m / 137 sq ft

Total = 90.96 sq m / 979 sq ft

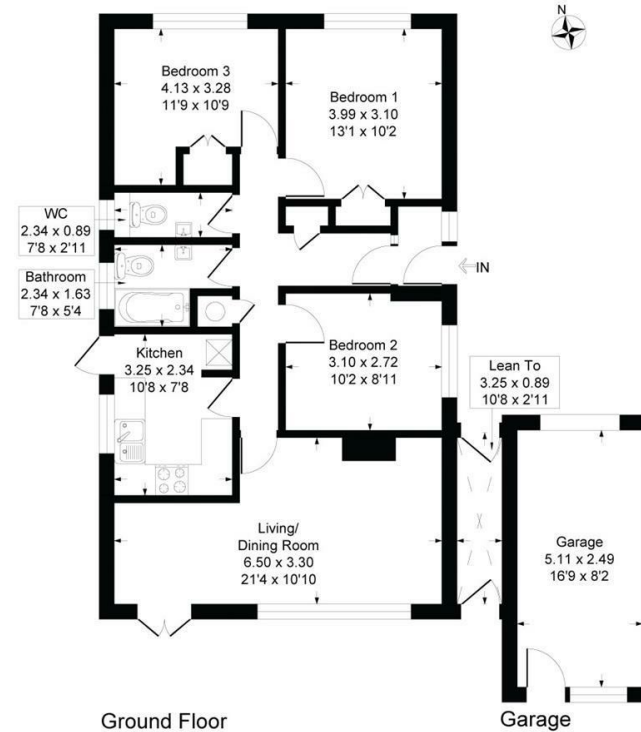


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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